

Chapter 9.164

SIGNS

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Section 9.164.010 Purpose.

The purpose of this chapter is to:

A. Permit such signs that will not, by reason of their size, location, construction, or manner of display, endanger the public safety of individuals, confuse, mislead, or distract the vision necessary for traffic safety, or otherwise endanger public health, safety and morals;

B. To encourage the effective use of signs and graphics as a means of identification and communication in the community;

C. To maintain and enhance the aesthetic environment and the ability of the city to attract sources of economic development and growth;

D. To enable the fair and consistent enforcement of these sign regulations. This Sign Ordinance is adopted under the zoning authority of the city in furtherance of the more general purposes set forth in the Zoning Ordinance, and is in keeping with the goals and objectives of the general plan;

E. To promote compliance with this chapter through active education of the business community.

Section 9.164.020 Applicability.

A. A sign may be constructed, placed, established, painted or maintained in the city only in accordance with the standards, procedures, exemptions, and other

requirements of this chapter. This chapter regulates the number, size, placement, and other physical characteristics of signs for all uses. These sign regulations are not intended to restrict, limit or control the content or message of signs.

B. The effect of this chapter, as more specifically set forth herein, is:

1. To establish a permit system to allow a variety of permanent signs for residential and nonresidential uses, subject to the standards and the permit procedures of this ordinance;

2. To allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this ordinance, but without a requirement for permits;

3. To provide for temporary signs in limited circumstances;

4. To prohibit all signs not expressly permitted by this chapter; and

5. To provide for the enforcement of the provisions of this chapter.

Section 9.164.030 Definitions.

“Abandoned sign” means a sign that was legally erected, but for a period of ninety (90) days or more: use of the sign has ceased; the sign has not been used to identify an ongoing business, product, or service available on-site; or the structure upon which the display is placed has been abandoned or not maintained.

“A-frame sign” means a freestanding sign usually hinged at the top, or attached in a similar manner, and widening at the bottom to form a shape similar to the letter A. Such signs are usually designed to be portable, hence they are not considered permanent signs.

“Alteration” means any change of copy, sign face, color, size, shape, illumination, position, location, construction, or support of any sign or advertising device.

“Ancillary sign” means secondary or subordinate signage.

“Animated sign” means any sign that uses movement or change of lighting to depict action or create a special effect or scene. Includes flashing, revolving signs, etc.

“Architectural element” means an integrated component of the design of a building, including walls, windows, entryways, rafters, roofs, neon bands, and other physical components.

“Awning” means a fixed structure of any material projecting from and connected to a building, column or post or supported by a frame extending from a building and/or posts.

“Awning Sign.” See “canopy sign.”

“Balloon” means a flexible, nonporous bag or similar object capable of being filled with air or gas such as helium.

“Banner” means any sign intended to be hung either with or without frames, possessing characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind. National flags, flags of a political subdivision, and symbolic flags of any non-commercial organization are not considered to be banners.

“Bench sign” means a sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

“Billboard” means a sign structure advertising an establishment, merchandise, service or entertainment, which is not sold, produced, manufactured or furnished at the property on which the sign is located (also known as an off-site sign).

“Building frontage” means the length of the longest building elevation facing a street.

“Building sign” means any sign attached to any part of a building, as contrasted to a freestanding sign.

“Cabinet sign” is a geometrically-shaped sign consisting of a rigid frame, which supports sign face panel(s) and/or a background constructed of plastic or similar material, and which may have an internal light source.

“Campaign sign” usually means and includes a temporary political sign, but may include any advertising device or sign, not otherwise prohibited by this chapter, which is designed to influence the passage or defeat of any measure on the ballot or designed to influence the voters with respect to the nomination, election, defeat or removal of a candidate from public office at any national, state or local election.

“Canopy sign” means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

“Center” can be a commercial, industrial or professional use, consisting of one or more buildings sharing common facilities such as off-street parking, access, or landscaping. In each case, a center will consist of two or more stores, organizations or businesses, but may not necessarily be under a single ownership.

“Channel letters” means individual letters or figures, illuminated or nonilluminated, affixed to a building or freestanding sign structure.

“Colonial post” means a temporary real estate sign constructed of a single vertical post, not to exceed six feet, with a horizontal crossbar from which a real estate identification sign is suspended. The real estate identification sign shall not exceed six square feet in area, and the length and height shall not exceed three feet.

“Commercial center sign” means a freestanding sign which identifies the name and/or address of a

commercial center and which may also identify the principal tenants of the center.

“Community neighborhood identification sign” means a monument or wall sign within the boundaries of a residential development or subdivision containing only the name and/or identifying symbol of the community, residential development, or subdivision.

“Commercial Sign” means any structure, housing, device, figure, statuary, painting, display, message placard, or other contrivance, or any part thereof, which is designed, constructed, created, engineered, intended, or used to advertise, or to provide data or information in the nature of advertising, for any of the following purposes: to designate, identify or indicate the name of the business of the owner or occupant of the premises upon which the advertising display is located; or, to advertise the business conducted, services available or rendered, or the goods produced, sold, or available for sale, upon the property where the advertising display is erected.

“Construction sign” means a temporary sign erected on the parcel on which construction is taking place, limited to the duration of the construction, indicating the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owner, financial supporters, sponsors, and similar individuals or firms having a major role or interest with respect to the structure or project.

“Damaged sign” or “sign in disrepair” means any sign which has sustained physical damage or deterioration by intentional or unintentional means or through normal exposure to the elements over time.

“Design standards” means a detailed description of prescribed sign type, size, illumination, location, construction, materials, text, font, and colors for a commercial center or specific site.

“Directional sign” means a sign, generally informational, that has a purpose secondary to the use of the site on which it is located, such as “no parking,” “entrance,” “loading only,” “telephone,” directions to a new residential subdivision, and other similar directives.

“Director” means the Director of Development Services for the City of Lake Forest, or his or her duly authorized representative.

“Directory sign” means a sign for listing the tenants or occupants and their suite numbers of a building center.

“Double-sided sign” means a single structure designed with the intent of providing copy on both sides.

“Drive-through signage” includes any signs associated with a drive-through feature of a development, including, but not limited to menu boards, height clearance bars, directional signage, speaker boxes.

“Eave line” means the bottom of the roof eave or parapet.

“Electronic message board sign” means a directly illuminated sign which presents variable advertising messages displayed by electronically controlled lighting

pattern against a contrasting background, and which may be programmed to change the message display periodically.

“Flag” means any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a government, political subdivision, or other entity.

“Flashing sign” means a sign that contains an intermittent or sequential flashing light source.

“Freestanding sign” means any sign supported by structures or supports that is placed on (or anchored in) the ground and that is independent from any building or other structure.

“Freeway” means a limited access highway with multiple lanes.

“Freeway frontage” means that portion of a building located on a lot or site adjacent to a freeway which generally faces the freeway.

“Freeway-oriented sign” is a sign facing the freeway or intended to be viewed by motorists on a freeway, as opposed to local traffic or pedestrians.

“Fuel price sign” means a permanent sign subject to state regulation, usually of a monument type, containing the prices and grades of fuel for sale at an automobile service station.

“Future facility sign” means a temporary sign denoting sale, lease, rental of a site that is under construction, or future use of a site or building.

“Garage sale sign” means a temporary sign announcing the limited sale, from a private resident, of goods, furniture, clothing, or similar articles.

“Government official sign” means a sign displaying information pertaining to services offered by city, county, state, or other official government agencies.

“Hanging sign” means a sign hanging from a building canopy, arcade, or other structural member.

“Human sign” means any person, live or simulated, attempting to attract the attention of a motorist by: (i) wearing a costume or uniform; (ii) holding a sign or prop; or (iii) making physical gestures.

“Identification sign” means, generally, any sign that identifies the business, service, or specific type of land use.

“Illegal sign” means any of the following: (i) a sign erected without first complying with all ordinances and regulations in effect at the time of its construction and erection or use; (ii) a sign that was legally erected which later became nonconforming as a result of the adoption of a chapter, the amortization period for the display provided by the chapter rendering the display nonconforming has expired, and conformance has not been accomplished pursuant to Sections 9.164.120-9.164.130; (iii) a sign which is a danger to the public or is unsafe; (iv) a sign which is a traffic hazard not created by relocation of streets or highways or by acts of the city or county.

“Incidental Window/Door Signage” means ancillary signs displaying business information (hours of operation, menus, credit card placards, phone number, or other non-profit activities, etc) and which do not constitute advertising.

“Institutional sign” means a sign identifying the premises of a church, school, hospital, rest home, or similar institutional facility, including public facilities.

“Interior sign” means a sign located more than three feet inside of a building (not a window sign).

“Kiosk” means a freestanding obelisk, or round or multiple-sided structure whose main purpose is to display signs or information.

“Logo” means a name, symbol, or registered trademark of a company, business or organization.

“Lot” means any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record, that is recognized and intended as a unit for the purpose of transfer of ownership.

“Marquee” means any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

“Marquee sign” means any sign attached to, in any manner, or made a part of, a marquee.

“Mobile sign” means signs attached to or painted on vehicles used for the purpose of transporting personnel or goods as part of the day-to-day operations of a business. A sign attached to or printed on a vehicle not used for this purpose is considered a portable sign.

“Monument sign” means a freestanding sign supported from grade to the bottom of the sign with the appearance of having a solid base.

“Motion picture theater marquee” means a marquee associated with a building containing a motion picture theater (see “marquee” and “marquee sign”).

“Multitenant” means a building occupied by more than one business or organization.

“Municipal services sign” means any sign specifically sanctioned by the City Council that serves a directional or informational purpose. Examples include decorative holiday banners on street lights and civic events such as a Fourth of July parade.

“Mural” means a display or illustration painted on a building or wall within public view.

“Neon band” means a neon light tube used to accent the lines of a sign or building, which follows the building form of the structure.

“Neon sign” means any glass tube lighting in which a gas and phosphors are used in combination to create a colored sign.

“Nonconforming sign” means a permanent sign legally erected, established, and maintained in conformance with the applicable ordinances at the time of original installation, but which does not conform to

the current requirements of this chapter. Illegal signs shall not qualify as nonconforming signs.

“Non-commercial temporary banner” means a temporary banner located on private property that does not propose a commercial transaction or advertise a business.

“Off-site sign” means any sign which advertises or informs in any manner businesses, services, goods, persons or events on a property other than that upon which the sign is located.

“On-site sign” means any sign which directs attention to an occupancy, business, service or activity conducted, sold or offered upon the premises where the sign is located.

“Painted sign” means any sign which consists of paint or a similar substance applied directly to a building surface, such as a wall, window, rafter, canopy support, or applied directly to the surface of a sign face or structure.

“Parapet” means an architecturally integrated low wall, railing, or screen to protect the edge of a building’s platform or roof.

“Parking lot” means any area of a site dedicated to the parking of customer and employee vehicles. Does not include areas used exclusively for loading or storage.

“Pennant” means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

“Planned Sign Program” is a comprehensive Planned Sign Program that assures coordination and compatibility between all signs within a site, and allows for flexibility through exceptions from the general sign requirements of this chapter. See 9.164.060.

“Pole sign” means any sign which is elevated from grade by one or more supporting members, poles or structures higher than one foot mounted in or upon the ground is independent of support from any building, and has no solid base from the bottom of the sign to the ground.

“Portable sign” means any Commercial Sign (with the exception of a city-approved pushcart) not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; human signs; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

“Primary sign” means the main sign for a business or a building, comprising over 50% of the sign’s size.

“Projecting sign” means any sign affixed to a building or wall in such a manner that its leading edge

extends more than one foot beyond the surface of such building or wall.

“Pushcart sign” means a sign printed on or affixed to a vending cart.

“Pylon sign” means a sign with visible support structure or with the support structure enclosed with a pole cover.

“Real estate sign” means an on-site sign pertaining to the sale or lease of the premises.

“Revolving sign” means a sign, which all or a portion of, may rotate either on an intermittent or constant basis.

“Roof sign” means any sign erected or constructed upon and over the roof of any building and supported solely on the roof structure.

“Seasonal Decorations” means any lights, signs, or accessories which are applied or installed on a temporary basis for the purpose of acknowledging holidays or seasons, but not for advertising.

“Shopping Center” means a commercial development, consisting of one or more buildings sharing common facilities such as off-street parking, access, or landscaping. Typical shopping center uses include general and service retail uses, service uses, and restaurants. Shopping Centers consist of four or more tenants, but need not be under a single ownership.

“Sign” means any structure, housing, device, figure, statutory, painting, display, message placard, or other contrivance, or any part thereof, which is designed, constructed, created, engineered, intended or used to advertise, or to provide data or information in the nature of advertising, for any purpose. Religious symbols, such as a cross, Star of David, and others, are not considered to be signs for purposes of this chapter.

“Sign Area.” See Section 9.164.040 of this chapter.

“Sign copy” means any words, letters, numbers, figures, designs or other symbolic representations incorporated into a sign.

“Sign face” means the surface, or that portion of a sign that is visible from a single point as a flat surface or a plane, and considered as such, together with the frame and the background.

“Sign feature” means a unique, artistic, two- or three-dimensional image reflective of a company’s use, product or service.

“Sign height” means the written dimension of a sign as computed by Section 9.164.040 of this chapter.

“Single-tenant building” means a building occupied by a single business or organization.

“Site” means one or more parcels of land identified by the assessor’s records where an integrated building development has been approved or proposed. The site shall include all parcels of land contained within or identified as a part of the development application. An integrated building development shall include all parcels

served by common access ways, driveways, parking and landscaping.

“Snipe sign” means any sign, usually found off-site (except campaign signs), made of cloth, paper, cardboard, poster material, plastic, metal or other material affixed to or upon fences, posts, trees, buildings, people, or other structures or surfaces.

“Special event sign” means a temporary sign which advertises special events and activities, such as charitable events. Such signs are limited to the provisions of this chapter.

“Stake sign” means any sign supported by stake-like structures or supports that is placed on, or anchored in, the ground and that is independent of any building or other structure.

“Street frontage” means the distance for which a lot line of a lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street. A freeway is not considered a street.

“Subdivision sales and model home directional sign” means a sign within a residential tract or a main street entrance providing direction to a residential land development project.

“Suspended sign” means a hanging sign oriented toward pedestrians that is suspended from the underside of a horizontal plane surface and is supported by such surface.

“Temporary sign” means any sign that is used only temporarily and is not permanently mounted, such as signs to promote the sale of new products, new management, new hours of operation, a new service, or a special event.

“Travel directory sign” means a sign to inform the motorist as to the route or direction to travel in order to arrive at the residential subdivision development project for sale or rent to which it pertains (original sales/rentals only).

“Vehicle sign” means a sign which is attached to or painted on a vehicle which is parked on or adjacent to any site, the principal purpose of which is to attract attention to a product sold or an activity or business located on such site.

“Wall sign” means any sign attached parallel to, but within one foot of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

“Wall sign location” means the area on a building elevation where a wall sign is, or proposed to be, located.

“Window graphic” means any graphic or opaque surface etched or permanently applied onto windows.

“Window sign” means any sign that is applied or attached to a window or located within three feet inside the tenant suite or building.

Section 9.164.040 Computation.

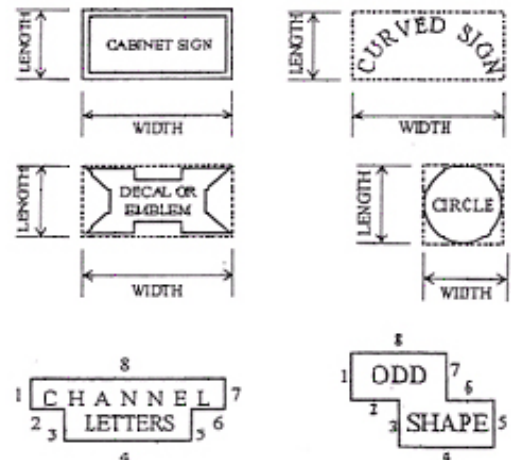
The following principles shall control the computation of sign area and sign height.

A. Height of a Sign. The height of a sign shall be computed by measuring the vertical distance from the midpoint, or average ground level, along the base of the sign structure, excluding any berming, to the highest point of the structure.

B. Distinct Border or Boundary. For signs with a distinct border or boundary, the sign area shall be computed by multiplying the length times the width of the entire surface within the border, boundary, sign board, or sign face.

C. No Distinct Border or Boundary. For signs with no distinct border or boundary, the sign area shall be calculated by computing the area of a simple rectilinear figure, consisting of not more than eight perpendicular lines, which contains all of the writing, representation, emblem, or other display on such sign.

Figure 9.164.040
Computation Examples



D. Double-Sided Sign. The sign area of signs which have two identical faces, arranged back to back in parallel planes, shall be computed for one side only provided that the two sign faces are no more than eighteen (18) inches apart.

E. Multiple-Sided Sign. Signs which have more than one side and are not double-sided signs have a sign area as computed for all sides.

F. Including Sign Structure or Support. Where a sign structure, support or other sign feature is designed in such a manner to make the sign more noticeable or appear larger (such as backlighting of an entire awning),

as determined by the director or Planning Commission, the area of the structure or support shall be included in the sign area.

Section 9.164.050 Sign Permit Requirements.

The following procedures shall govern the application for, and the issuance of, all sign permits under this chapter:

A. Permit Not Required. Signs that are regulated by this chapter but that do not require a permit include the following:

1. Window signs;
2. Directional and campaign signs, seasonal decorations, incidental window/door signage; and
3. Real estate — residence for sale, open house identification (on-site), open house directional (off-site), garage/yard sale identification (on-site), garage/yard sale directional (off-site), sales/rental/leasing office identification, and ancillary signs (neighborhood watch, etc.).
4. Construction related – signs for businesses impacted by construction.

B. Permit Required. With the exception of the signs listed above and those listed under Section 9.164.070 of this chapter, no sign shall be erected, installed, constructed, and displayed or alterations permitted without the prior issuance of a sign permit.

C. Application. All applications for sign permits shall be submitted to the Development Services Department. Completed applications shall include detailed drawings to show the dimensions, design, structure, location, relevant landscaping, illumination, material and color of each sign, as well as number and sizes of existing signs. One application may be submitted for multiple signs on the same site. Each application for a sign permit shall be accompanied by the applicable fees in accordance with the City's adopted fee schedule.

D. Departmental Action. Upon submittal of a complete application for a sign permit, the Development Services director shall do one of the following:

1. Issue the sign permit if the sign(s) comply with all of the requirements of this chapter and any applicable approved Planned Sign Program; or
2. Deny the sign permit if the sign(s) fails to comply with all of the requirements of this chapter and any applicable approved Planned Sign Program; or
3. Refer applications for the following sign classes to the Planning Commission in the form of a Minor Planned Sign Program, as discussed in Section 9.164.055 of this chapter; or
4. Refer applications to the Planning Commission in the form of a Planned Sign Program, in accordance with Section 9.164.060.

E. Appeal. The applicant shall have the right to appeal the Development Services director's decision to

the Planning Commission or to appeal the Planning Commission's decision to the City Council in accordance with Section 2.04.100 et seq. of this code. In case a sign permit or Planned Sign Program application is denied, the Development Services director or Planning Commission shall specify the applicable section(s) of the chapter with which the sign(s) is inconsistent.

Section 9.164.055 Minor Planned Sign Program.

A. Purpose. The purpose of the Minor Planned Sign Program is to assure compatibility between certain signs proposed for a project site. The Minor Planned Sign Program is intended to address placement, color, style, lighting, and their aesthetic and functional quality on the property.

B. Applicability. Minor Planned Sign Programs shall be required for the following signs:

1. Community/neighborhood project identification
2. Apartment complex identification,
3. Subdivision and model home identification and directional,
4. Movie theater marquee and changeable copy signs,
5. Murals or any permanent painted sign, and
6. Freeway-oriented signs (individual)

For new developments or for projects requesting more than one Minor Planned Sign Program, please refer to Section 9.164.060 – Planned Sign Program.

C. Submittal Requirements. An application for a Minor Planned Sign Program shall consist of the following:

1. A copy of a site plan showing location of buildings, parking areas, driveways, landscaped areas, and adjacent streets.
2. The proposed sign on the building elevation, if appropriate.
3. Pertaining to the sign, the following shall be specified:
 - a. Location of sign on the building and/or property,
 - b. Sign dimensions,
 - c. Color scheme,
 - d. Lettering or graphic style,
 - e. Lighting, if any,
 - f. Materials, and
 - g. Landscaping quantities, types, sizes, and planter area dimensions if signs are to be located within landscaped planters.
 - h. Other information as deemed necessary for the adequate evaluation of the proposed Planned Sign Program.

D. Planning Commission Action. The Planning Commission shall approve a request for a Planned Sign Program if it finds as follows:

1. The proposed sign will not negatively impact the aesthetics of the subject site or the surrounding properties.

2. The proposed sign is consistent with the purpose and intent of the sign ordinance.

3. The sign is consistent with the purpose and intent of all applicable design guidelines.

E. Consent. The Minor Planned Sign Program application shall be signed by all applicable property owners or their authorized representatives.

F. Procedures. A Minor Planned Sign Program must be approved prior to the issuance of any sign permit for the signs described by Section 9.164.055.

G. Existing Signs Not Conforming to Sign Program. If any new or amended Minor Planned Sign Program is approved for a property on which existing signs are located, any such existing signs not conforming to the proposed Minor Planned Sign Program must be removed or made to conform with the Minor Planned Sign Program prior to the issuance of any sign permit within the program area unless an alternative schedule for replacement is approved by the Planning Commission.

H. Amendments. Substantial amendments to a Minor Planned Sign Program must be considered by the Planning Commission, while minor amendments may be approved by the Director of Development Services.

I. Binding Effect. After approval of a Minor Planned Sign Program, no sign requiring a permit shall be erected, constructed, installed, displayed, altered, placed or maintained except in accordance with such program. The Planned Sign Program may be enforced in the same way as any provision of this chapter. In case of any conflict between the provisions of such a program and any other provision of this chapter, the Program shall prevail.

Section 9.164.060 Planned Sign Program.

A. Purpose. The purpose of the Planned Sign Program is to assure coordination and compatibility between all signs within a commercial or industrial center, and to allow for flexibility through permitting exceptions from the general sign requirements through approval of a Planned Sign Program. As such, the Planned Sign Program is intended to address placement, color, style, lighting, and sign materials and their consistency on the property.

B. Applicability. As defined in this chapter, a Planned Sign Program is a coordinated program of one or more signs for a project site, and which may include exceptions from the generally applicable sign requirements. For those signs requiring a program, no permit shall be issued for an individual sign unless and until a Planned Sign Program for the site on which the sign will be erected has been submitted and approved by the City in conformance with this chapter. Planned Sign Programs shall be required for the following:

1. Any requests for deviations from the regulations and standards of Section 9.164.090 of this chapter.

2. Any new development proposing more than 3 on-site signs.

3. Any combination of two or more signs requiring a Minor Planned Sign Program

4. Freeway-oriented signs on a project site with an existing Planned Sign Program or with existing on-site freeway-oriented signs.

5. Drive-through signage

6. Window Graphics

7. Travel Directory Sign

8. Lighting for the purposes of signage

C. Submittal Requirements. An application for a Planned Sign Program shall consist of the following:

1. A copy of a site plan showing location of buildings, parking areas, driveways, landscaped areas, and adjacent streets.

2. A site plan indicating the location of all existing and proposed signs requiring a permit.

3. A matrix summarizing the total number of signs, sign area for individual signs, total sign area and height, for each existing and proposed sign type.

4. For each existing sign to remain or proposed sign in the Planned Sign Program, the following shall be specified:

a. Location of each sign on the buildings and property,

b. Sign dimensions,

c. Color scheme,

d. Lettering or graphic style,

e. Lighting, if any,

f. Materials, and

g. Landscaping quantities, types, sizes, and planter area dimensions if signs are to be located within landscaped planters.

h. Statement of justification for requests in accordance with 9.164.060(B)(a).

i. Other information as deemed necessary for the adequate evaluation of the proposed Planned Sign Program.

D. Planning Commission Action. The Planning Commission shall approve a request for a Planned Sign Program if it finds as follows:

1. The Planned Sign Program achieves overall design and sign integration that exceeds what would have been achieved through sole implementation of the Sign Ordinance.

2. The proposed Planned Sign Program sign(s) will harmonize with other on-site signs and enhance the site, building, and/or use on the site;

3. The proposed sign(s) will not negatively impact the aesthetics of the subject site or the surrounding properties.

4. The proposed sign(s) are consistent with the purpose and intent of the sign ordinance.

5. The signs are consistent with the purpose and intent of all applicable design guidelines.

E. Other Provisions. The Planned Sign Program may contain such other restrictions as the City deems appropriate and may reasonably request to be adopted.

F. Consent. The Planned Sign Program application shall be signed by all applicable property owners or their authorized representatives.

G. Procedures. For any new development, a Planned Sign Program must be submitted to the Development Services department concurrently with or subsequent to a site plan approval. The Planned Sign Program must be approved prior to approval of any sign permit.

H. Amendments. Substantial amendments to a Minor Planned Sign Program must be considered by the Planning Commission, while minor amendments may be approved by the Director of Development Services.

I. Existing Signs Not Conforming to Sign Program. If any new or amended Planned Sign Program is approved for a property on which existing signs are located, all such existing signs not conforming to the proposed Planned Sign Program must be removed or made to conform with the Planned Sign Program prior to the issuance of any sign permit within the program area unless an alternative schedule for replacement is approved by the Planning Commission.

J. Binding Effect. After approval of a Planned Sign Program, no sign requiring a permit shall be erected, constructed, installed, displayed, altered, placed or maintained except in accordance with such program. The Planned Sign Program may be enforced in the same way as any provision of this chapter. In case of any conflict between the provisions of such a program and any other provision of this chapter, the program shall prevail.

Section 9.164.070 Signs Exempt From Regulation.

The following signs shall be exempt from regulation under this chapter:

A. Any official government sign, public notice, or warning required by a valid and applicable federal, state or local law, regulation or ordinance, including, but not limited to, street signs, directional signs, mileposts, mile boards, guide boards or guideposts, warning signs, notices or signboards;

B. Any interior sign (inside a building or business), not attached to a window or door, that is located more than three (3) feet inside the business or building, except for signs which constitute a safety hazard to vehicular or pedestrian traffic by using movement, flashing lights, animation, or intensity of light, or otherwise prohibited under Section 9.164.080;

C. Works of art that do not convey a commercial message; and

D. Traffic control signs on private property with messages, such as "Stop" and "Yield," and similar signs, the face of which meet California Department of Transportation standards and bear no commercial message of any sort;

E. A single official flag of the United States of America or two flags of either the State of California, or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally and nationally recognized non-commercial organizations. Neither a flag nor the flagpole from which it is hung shall exceed 35 feet.

F. Municipal service signs specifically sanctioned by the City Council that typically serve a directional or informational purpose. Examples include decorative holiday banners on street lights and signs associated with City Council-sanctioned civic events (Fourth of July Parade).

Section 9.164.080 Prohibited Signs.

All signs that are not expressly permitted under this chapter or exempt from regulation hereunder in accordance with the previous section shall be prohibited in the City. Prohibited signs include:

A. Signs on public property except those serving a public purpose and approved by a government agency;

B. Signs in public street rights-of-way*, except those needed for traffic safety regulation, signs providing public service information, and except as permitted according to the provisions under signs permitted by the Planning Commission;

C. Any off-site or outdoor advertising sign or structures, such as billboards or snipe signs, placed for the purpose of advertising a business not on the property upon which the sign is placed. This prohibition shall not apply to non-commercial signs, as defined in Section 9.164.030;

D. Banners, flags, kites, pennants, balloons, or other such advertising devices or displays, except as permitted under Section 9.164.090A and Chapter 5.05 of the Lake Forest Municipal Code.

E. Signs which revolve, rotate, move, flash, reflect, blink, or appear to do any of the foregoing, including searchlights, and animated signs, unless required by law or utilized by a proper government agency

F. Electronic message board signs

G. Signs which constitute a nuisance or safety hazard due to their size or intensity of light or color;

H. Animal Signs which: (i) display, offer for sale or vending, or otherwise make available any goods and/or products; or (ii) are used to attract attention to a premises.

I. Loudspeakers or signs which emit sound, odor, or visible matter, except as provided for within this Sign Ordinance;

J. Roof signs;

K. Abandoned signs;

L. Vehicle signs, including signs attached by any means to automobiles, trucks, trailers, or other vehicles on private or public property for the purpose of advertising, identifying, or providing direction to a use or activity not related to the lawful use of the vehicle for rendering service or delivering merchandise, that remain unmoved for two or more hours, as per this code;

M. Neon signs/bands in residential areas; and neon bands in non-residential areas, with the exception of neon used for limited accent colors

N. Portable signs;

O. Pole and pylon signs;

P. Signs advertising or displaying any unlawful act, business or purpose.

Q. Cabinet Signs, used as a main copy portion of the sign.

R. Signs with exposed or exterior raceways.

S. Human signs which: (i) display, offer for sale or vending, or otherwise make available any goods and/or products; or (ii) are used to attract attention to a commercial premises.

* That is, on fire hydrants, traffic signs, or traffic signals; or so as to obscure fire hydrants, traffic signs, or traffic signals, to block motorists' line of sight, or to otherwise inhibit or interfere with vehicular or pedestrian traffic.

Section 9.164.090 Permitted Signs

This section specifies the criteria for:

- A. Temporary signs;
- B. Signs permitted for residential uses;
- C. Signs permitted for non-residential uses;

Signs shall be permitted in the City in accordance with Tables 9.164.090A through 9.164.090C. In each instance and under the same conditions in which this chapter permits any sign, a sign containing any ideological, political or other noncommercial message and constructed to the same physical dimensions and characteristics shall be permitted in lieu of that sign. The foregoing notwithstanding, signs containing ideological, political or other noncommercial messages shall not be permitted in lieu of the signs listed in Section 9.164.070(A) and (D).

Table 9.164.090A
Temporary Signs Permitted

	Type	Development Standards	Additional Standards
1.	Temporary Promotional Wall Banner (Commercial and Industrial Use; Multi-Family Uses)	Permit Required: Temporary Banner Permit Maximum Number: One sign per business Maximum Size: 50 sq. ft. Maximum Height: Shall not exceed eave line or parapet of building	(a) Temporary banners shall be allowed for a maximum period of 30 days subject to the approval of a temporary banner permit. (b) A maximum of two temporary banner permits shall be issued to the same business at the same location in any calendar year. (c) A copy of the city-approved banner permit shall be kept on site at all times. (d) Temporary banners shall be contained within the lineal frontage of the leased space. (e) An alternative location may be considered by the Director of Development Services in unique circumstances applicable to the property.
2.	Seasonal Decorations	Permit Required: None Maximum Number: None Maximum Size: None Maximum Height: Shall not exceed eave line or parapet of building	(a) Seasonal decorations are permitted for a maximum period of 8 weeks and shall not advertise products or pricing. (b) Seasonal decorations shall not be included in the calculation of window sign area as specified in Section 9.164.090(C)(17).
3.	Real Estate — Leasing or Sales (Commercial or Industrial Uses)	Permit Required: None Maximum Number: One sign per street frontage Maximum Size: 16 sq. ft. Maximum Height: 5 feet Type: Either wall or freestanding sign	(a) Copy shall pertain only to the sale, rent or lease of the building or property. (b) For alternative sign, see future facility sign. (c) Shall be located within a landscaped planter at least 25 feet from any permanent sign. (d) Shall be removed within 10 days in the event that the building or center is 100% occupied or leased.

Table 9.164.090A
Temporary Signs Permitted

	Type	Development Standards	Additional Standards
4.	Signs for Businesses Impacted by Construction Projects, Road Widening, and Remodels	<p>Permit Required: None</p> <p>Maximum Number: One sign per street frontage per impacted business</p> <p>Maximum Size: 16 sq. ft. per tenant</p> <p>Maximum Height:</p> <p style="padding-left: 40px;">Monument: 5 feet</p> <p style="padding-left: 40px;">Fence mounted: Shall not exceed top of construction fence</p> <p>Type: Either freestanding or fenced mounted sign</p>	<p>(a) Copy limited to business name and street address. May also contain a brief message for directions or information.</p> <p>(b) May be erected when construction begins.</p> <p>(c) Shall be removed immediately upon completion of construction.</p> <p>(d) Size of signs may be combined up to 50 square feet for 3 or more tenants.</p>
5.	Future Facility	<p>Permit Required: Sign Permit</p> <p>Maximum Number: One sign per street frontage</p> <p>Maximum Size: 50 sq. ft.</p> <p>Maximum Height: 8 feet</p> <p>Type: Either wall or freestanding sign</p>	<p>(a) Sign shall only be mounted on sites that hold an active building permit for new construction or a change in use.</p> <p>(b) Sign shall be removed prior to occupancy of 50% of the building on the subject site or within 6 months of the first occupancy, whichever comes first.</p> <p>(c) Copy may include sales or leasing information in lieu of real estate sign. May also contain name of architect or engineer.</p>
6.	Campaign Sign	<p>Permit Required: None</p> <p>Maximum Number: On private property only; one campaign sign per street frontage per candidate or proponent/opponent of a ballot measure</p> <p>Maximum Size: 10 sq. ft.</p> <p>Maximum Height:</p> <p style="padding-left: 40px;">Stake Sign: 4 feet</p> <p style="padding-left: 40px;">Wall Sign: No higher than top of eave or parapet wall</p> <p>Type: Either stake or wall mounted</p>	<p>(a) Must be removed no later than 5 days after election if located on private property.</p> <p>(b) If a sign is not removed in the allotted time, the city may recover costs for removal from the candidate advocated on the sign.</p>

Table 9.164.090A

Temporary Signs Permitted

	Type	Development Standards	Additional Standards
7.	Religious Institution Directional (Off-site) and Identification (On-site)	<p>Permit Required: None</p> <p>Maximum Number: Minimum necessary to locate facility. One sign per intersection per religious institution within a 1/2 mile radius of the facility. One sign per street frontage.</p> <p>Maximum Size:</p> <p style="padding-left: 40px;">Off-Site: 16 sq. ft.</p> <p style="padding-left: 40px;">On-site: 50 sq. ft.</p> <p>Maximum Height: 5 feet</p> <p>Type: Portable Sign or Banner (Off-site) Banner (On-site)</p>	<p>(a) Sign may be placed on private property only. Placement on private property requires the consent of the property owner. Sign shall not be posted sooner than 24 hours prior to service or function and shall be removed the same day of the event.</p> <p>(b) Signs may be erected only once during each week (7 days).</p>
8.	Non-commercial Temporary Banner	<p>Permit Required: Temporary Banner Permit</p> <p>Maximum Number: Two banners per site.</p> <p>Maximum Size: 30 sq. ft.</p> <p>Maximum Height:</p> <p>Building Mounted: Shall not exceed eave line or parapet of building</p> <p>Pole-mounted: 5 feet</p> <p>Type: Building-mounted banner or ground-mounted on two poles</p>	<p>(a) Allowed for a maximum period of 15 days subject to the approval of a non-commercial temporary sign banner permit</p> <p>(b) Must be located on private property and have permission of property owner</p> <p>(c) Shall not be fence mounted.</p> <p>(d) Must be located out of the sight distance triangle</p> <p>(e) A maximum of four banners issued per applicant in one calendar year (including applicants that are organizations).</p>
9.	Temporary Outdoor Promotion Permit Banner	<p>Permit Required: In conjunction with a Temporary Outdoor Promotion Permit.</p> <p>All Standards: In accordance with Chapter 5.05</p>	None.
10.	Real Estate — Leasing or Sales (Residential Uses)	<p>Permit Required: None</p> <p>Maximum Number: One sign per residence</p> <p>Maximum Size: 16 sq. ft.</p> <p>Maximum Height:</p> <p style="padding-left: 40px;">Standard: 4 feet</p> <p style="padding-left: 40px;">Colonial Post: 6 feet</p> <p>Type: Freestanding sign</p>	<p>(a) Placement shall be permitted on private property only.</p>
11.	Open House Identification (On-site) (Residential Uses)	<p>Permit Required: None</p> <p>Maximum Number: One sign per site</p> <p>Maximum Size: 4 sq. ft.</p> <p>Maximum Height: 4 feet</p> <p>Type: Freestanding sign</p>	<p>(a) Placement shall be permitted on private property only.</p> <p>(b) One flag not exceeding 2 ft. × 2 ft. shall be permitted per site.</p>

Table 9.164.090A
Temporary Signs Permitted

	Type	Development Standards	Additional Standards
12.	Open House Directional (Off-site) (Residential Uses)	Permit Required: None Maximum Number: Minimum necessary to locate home; One sign per intersection per open house Maximum Size: 4 sq. ft. Maximum Height: 4 feet Type: Freestanding sign	(a) Open house directional signs may be displayed only between dawn and dusk. (b) Open house directional signs may be placed in the public right-of-way, but not in street median. Placement on private property requires consent of the owner.
13.	Individual Garage/Yard Sale Identification (On-site) (Residential Uses)	Permit Required: None Maximum Number: One sign per garage sale residence Maximum Size: 4 sq. ft. Maximum Height: 4 feet Type: Freestanding sign	(a) Sign shall be removed on or immediately following date of event. (b) Placement shall be permitted on private property only.
14.	Garage/Yard Sale Directional (Off-site) (Residential Uses)	Permit Required: None Maximum Number: Three signs total; One sign per corner per direction Maximum Size: 4 sq. ft. Maximum Height: 4 feet Type: Freestanding sign	(a) Garage/yard sale signs may be displayed only between dawn and dusk. (b) Garage/yard sale sign may be placed in the public right-of-way, but not in the street median. Placement on private property requires the consent of owner.
15.	Ancillary (neighborhood watch, etc.) (Residential Uses)	Permit Required: None Maximum Number, Size and Height: Signs shall follow city police department specifications. Type: Wall, freestanding, or window	None.
16.	Subdivision and Model Home Identification and Directional; (Residential Uses)	Permit Required: Minor Planned Sign Program Maximum Number, Size and Height: Any new residential subdivision or development is subject to Planning Commission review and approval of a Planned Sign Program. The program shall include all requests for permanent and temporary signs. Type: As determined through the Minor Planned Sign Program	(a) Must be processed after or in conjunction with a Site Development Permit or Use Permit for temporary sales center/model home complex.

Table 9.164.090A
Temporary Signs Permitted

	Type	Development Standards	Additional Standards
17.	Travel Directory Signs	<p>Permit Required: Planned Sign Program</p> <p>Maximum Number, Size and Height: Dependent upon purpose of travel directory signs and geographical scope.</p> <p>Type: As determined through the Planned Sign Program</p>	(a) Signs shall be aesthetically themed and coordinated.

Table 9.164.090B**Permanent Signs Permitted for Residential Uses**

	Type	Development Standards	Additional Standards
1.	Community/ Neighborhood Project Identification (single-family detached, single- family attached, condominiums)	Permit Required: Minor Planned Sign Program Maximum Number, size and height: Subject to Planning Commission review and approval of a Planned Sign Program Type: Wall or Monument sign	(a) Copy limited to community, neighborhood, or project name and/or street address. (b) Placement shall be permitted on private property only.
2.	Apartment Complex Project Identification	Permit Required: Minor Planned Sign Program Maximum Number, size and height: Subject to Planning Commission review and approval of a Planned Sign Program Type: Wall or Monument sign	(a) Copy limited to apartment complex name, street address and telephone number. Telephone number limited to 20 percent of total sign area. (b) Placement shall be permitted on private property only.
3.	Project Directory	Permit Required: Sign permit Maximum Number: One sign per site, or minimum number necessary to provide adequate unit addresses and information Maximum size: 24 sq. ft. Wall: Shall not exceed eave line or parapet of the building Monument: 6 feet Type: Wall or Monument sign	(a) Copy limited to name of project and description of buildings, unit addresses and supporting information. (b) Placement shall be permitted on private property only.
4.	Sales/Rental/Leas ing Office Identification	Permit Required: None Maximum Number: One sign per development Maximum size: 6 sq. ft. Maximum height: None Type: Wall	(a) Copy limited to name of office and/or street address. (b) Placement shall be permitted on private property only.

Table 9.164.090C

Permanent Signs Permitted for Nonresidential Uses

	Type	Development Standards	Additional Standards
1.	Monument Signs for Shopping or Office Center Identification and multi-tenant use	<p>Permit Required: Sign Permit</p> <p>Maximum Number: One per 1,000 feet of street frontage; maximum 4 signs; not re-allocable to different street frontages</p> <p>Maximum size: 120 sq. ft.</p> <p>Maximum height: 7 feet</p>	<p>(a) Center identification signs shall include no more than four tenants per side at the discretion of the property owner. Each tenant may only occupy one panel on each side of a monument sign.</p> <p>(b) Centers that qualify for an additional center identification sign shall not be required to include the same four tenants as the first sign.</p> <p>(c) Center identification, including the name and address of commercial center, shall occupy 10% of the sign.</p> <p>(d) Monument signs shall not be located within 100 feet of any other monument sign, except when flanking a main shopping center entrance.</p> <p>(e) For corner signs, sign credit from the longer street frontage shall be used.</p> <p>(f) Text shall be centered on the tenant panels with an adequate border to allow legibility.</p>
2.	Monument Signs (not including those for Shopping Center Identification) for freestanding buildings (single-tenant)	<p>Permit Required: Sign Permit</p> <p>Maximum Number: One per street frontage</p> <p>Maximum size: 50 sq. ft.</p> <p>Maximum height: 5 feet</p>	<p>(a) May be used for freestanding buildings within a center or on their own site.</p> <p>(b) May identify one tenant only.</p> <p>(b) May be double sided.</p> <p>(c) Monument signs shall not be located within 100 feet of any other monument sign.</p>

Table 9.164.090C

Permanent Signs Permitted for Nonresidential Uses

	Type	Development Standards	Additional Standards
3.	Wall Signage (for freestanding buildings or tenants within a center)	<p>Permit Required: Sign Permit</p> <p>Maximum Number: One sign per building or suite elevation facing a street or parking lot; maximum four signs</p> <p>Maximum size: One square foot per lineal foot of building frontage not to exceed 200 sq. ft.</p> <p>Maximum height: Shall not exceed eave line or parapet of the building</p> <p>Letter and logo height: According to the following schedule:</p> <p>0 to 49 lineal feet/24-inch letter height maximum;</p> <p>50 to 99 lineal feet/36-inch letter height maximum; and</p> <p>100 lineal feet and above/48-inch letter height maximum</p>	<p>(a) Tenant signs must be located within the tenant frontage of the building elevation.</p> <p>(b) Wall signage must be centered vertically and horizontally within the Wall Sign Location, in order to ensure clear legibility and not interfere with building elements, unless architectural design dictates otherwise.</p> <p>(c) The combined area of all signage on a building elevation shall not exceed one square foot per lineal foot of building frontage.</p>
4.	Wall Signage (for multistory buildings with separate tenant entrances)	<p>Permit Required: Sign Permit</p> <p>Maximum Number: One sign per tenant</p> <p>Maximum size: One square foot per lineal foot of tenant frontage not to exceed 200 sq. ft.</p> <p>Maximum height: Shall not exceed eave line or parapet of the building</p>	<p>(a) Copy shall be arranged in a single line.</p> <p>(b) Letter height on wall signs shall be in accordance with Section 9.164.090(C).</p> <p>(c) Tenant signs must be located within the tenant frontage of the building elevation.</p> <p>(d) The combined area of all signage on a building elevation shall not exceed one square foot per lineal foot of building frontage.</p>
5.	Wall Signage (for multistory buildings with a centralized entrance)	<p>Permit Required: Sign Permit</p> <p>Maximum Number: Two signs per elevation</p> <p>Maximum size: One square foot per lineal foot of tenant frontage not to exceed 200 sq. ft.</p> <p>Maximum height: Shall not exceed eave line or parapet of the building</p>	<p>(a) Copy shall be arranged in a single line.</p> <p>(b) Shall also be permitted a center or project identification sign is permitted.</p> <p>(c) The combined area of all signage on a building elevation shall not exceed one square foot per lineal foot of building frontage.</p>
6.	Canopy or Awning Signage	<p>Permit Required: Sign Permit</p> <p>Maximum Number: One sign per building elevation; maximum four signs.</p> <p>Maximum size: One square foot per lineal foot of building frontage not to exceed 200 sq. ft.</p> <p>Maximum height: Shall not exceed eave line or parapet of the building</p>	<p>(a) Letter height shall not exceed 24 inches.</p> <p>(b) The combined area of all signage on a building elevation shall not exceed one square foot per lineal foot of building frontage.</p>

Table 9.164.090C**Permanent Signs Permitted for Nonresidential Uses**

	Type	Development Standards	Additional Standards
7.	Directional	<p>Permit Required: None</p> <p>Maximum Number: Minimum number necessary to provide adequate information and direction</p> <p>Maximum Size: 6 sq. ft.</p> <p>Maximum Height:</p> <p style="padding-left: 20px;">Wall: Shall not exceed eave line or parapet of the building</p> <p style="padding-left: 20px;">Monument: 4 feet</p> <p>Type: Either wall, or monument</p>	<p>(a) Copy limited to information, such as “no parking,” “entrance,” “loading only,” and other similar activities.</p> <p>(b) Signs shall be designed to be viewed on site by pedestrians and/or motorists.</p>
8.	Window Graphics	<p>Permit Required: Planned Sign Program</p> <p>Maximum Number: To be determined through the PSP process</p> <p>Maximum Size: To be determined through the PSP process</p> <p>Maximum Height: No higher than height of window.</p> <p>Type: Permanent Window</p>	<p>(a) Window graphics must be aesthetically compatible with building and site.</p>
9.	Incidental Window/Door Signage (includes hours of operation, menus, credit card placards, phone number, or other non-profit activities)	<p>Permit Required: None</p> <p>Maximum Number: None</p> <p>Maximum Size: 2 sq. ft.</p>	<p>(a) Signage must be placed adjacent to the door jamb of the main entrance at or near eye level, with the intent of being read by pedestrians</p> <p>(b) Signage shall not be included in the calculation of window sign area as specified in Section 9.164.090(A)(2) or as wall sign area.</p>

Table 9.164.090C

Permanent Signs Permitted for Nonresidential Uses

	Type	Development Standards	Additional Standards
10.	Freeway-Oriented Signage	<p>Permit Required: Planned Sign Program (Minor Planned Sign Program if there is a total of one freeway-oriented sign on the property)</p> <p>Maximum Number: One sign per building</p> <p>Maximum size: One square feet per lineal foot of building not to exceed 200 sq. ft.</p> <p>Maximum height:</p> <p>Wall: Shall not exceed eave line or parapet of the building</p> <p>Freestanding: 10 feet</p> <p>Type: Wall or freestanding</p>	<p>(a) Signs shall be placed or oriented in a manner which allows for adequate business identification but does not create a visual distraction or hazard for motorists.</p> <p>(b) The combined area of all signage on a building elevation shall not exceed one square foot per lineal foot of building frontage.</p>
11.	Business Directory (Pedestrian)	<p>Permit Required: Sign Permit</p> <p>Maximum Number: 2</p> <p>Maximum size: 10 sq. ft.</p> <p>Maximum height:</p> <p>Wall: Shall not exceed eave line or parapet of the building</p> <p>Kiosk: 6 feet</p> <p>Type: Wall or kiosk</p>	<p>(a) Copy limited to name and location of on-site activities.</p>
12.	Business Directory (Vehicle Oriented)	<p>Permit Required: Sign Permit</p> <p>Maximum Number: Minimum number necessary to provide adequate information and direction</p> <p>Maximum size: 20 sq. ft.</p> <p>Maximum height: 4 feet</p> <p>Type: Monument</p>	<p>(a) Copy limited to name and location of on-site activities.</p> <p>(b) Monument shall only be located within landscaped planters internal to the center.</p> <p>(c) Monument signs shall not be located within 100 ft. of any other monument sign.</p>
13.	Service Station Identification and Pricing Information	<p>Permit Required: Sign Permit</p> <p>Maximum Number: One monument sign per street frontage; not to exceed 2 for site</p> <p>Maximum size: 20 sq. ft. (monument)</p> <p>Maximum height: 5 feet (monument)</p> <p>Type: Monument or Wall</p>	<p>(a) The total area for all signs on the premises shall not exceed 300 sq. ft.</p> <p>(b) Price signs are allowed in accordance with state regulations.</p> <p>(c) For wall signage, consult Section 9.164.090C(3), Wall Signage for freestanding buildings.</p>
14.	Movie Theater Marquee and Changeable Copy Sign	<p>Permit Required: Minor Planned Sign Program</p> <p>Maximum Number, size, and height: As determined by Planned Sign Program</p> <p>Type: Marquee</p>	<p>(a) All movie theater signage requires the review and approval of a Planned Sign Program by the Planning Commission.</p> <p>(b) Marquee signs must be compatible with the architecture of the building.</p>

Table 9.164.090C

Permanent Signs Permitted for Nonresidential Uses

	Type	Development Standards	Additional Standards
15.	Drive-Through Signage	<p>Permit Required: Planned Sign Program</p> <p>Maximum Number, size, and height: As determined by Planned Sign Program</p> <p>Type: Directional, Menu Board, Height Clearance indicator, speakers</p>	(a) All drive-through signage requires the review and approval of a Planned Sign Program by the Planning Commission.
16.	Flag Signs	<p>Permit Required: Minor Planned Sign Program</p> <p>Maximum Number: 1 per project site or shopping center</p> <p>Maximum size: 20 sq. ft.</p> <p>Maximum pole height: 35 feet</p> <p>Maximum height on building: not to exceed eave line or height of parapet wall.</p> <p>Type: Wall or pole-mounted</p>	(a) Flags shall be maintained in good condition.
17.	Window Signage	<p>Permit Required: None</p> <p>Maximum Number: None</p> <p>Maximum Size: 4 square feet per business</p> <p>Maximum Height: Shall not exceed height of highest window</p>	(a) Window signs shall not be painted.
18.	Lighting for purposes of signage	<p>Permit Required: Planned Sign Program</p> <p>Maximum Number, Size and Height: Dependent upon purpose of lighting and manner of display, but shall not exceed one square foot per one lineal foot of building elevation.</p> <p>Type: As determined through the Planned Sign Program</p>	<p>(a) Any lighting whose purpose is to draw attention to the premise or otherwise meets the definition of a “sign” is subject to a Planned Sign Program.</p> <p>(b) Lighting shall be architecturally compatible with the building and surroundings.</p> <p>(c) Does not include safety lighting or ancillary uplighting of a building, signage or landscaping.</p>

Section 9.164.100 Sign design, construction and maintenance.

All signs shall be designed, constructed and maintained in accordance with the following standards:

A. All signs shall comply with the applicable provisions of the Uniform Building Code, the electrical code, and other applicable regulations of the city at all times.

B. Except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of this chapter, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame or structure.

C. All signs shall be architecturally compatible with the building(s) or site that they serve.

D. All signs shall be maintained in good condition, in compliance with all building and electrical codes, and in conformance with this chapter, at all times. Damaged signs or signs in disrepair are subject to this requirement.

E. All signs shall be clear of sight distance triangles and shall not pose a hazard to traffic of any kind.

Section 9.164.110 Inventory and identification of illegal and abandoned signs.

As often as may be desirable, but no less frequently than required by State law, the Director of Development Services shall authorize an identification and inventory of all illegal and abandoned signs within the City in accordance with the requirements of State law.

Section 9.164.120 Nonconforming signs – outside redevelopment project area.

A. Continuation. A nonconforming sign may continue in existence so long as the sign is maintained in a safe, neat, and attractive manner, subject to the provisions of this section.

B. Abatement. The City Council may at any time during the general amortization period described in subdivision (E) of this section, elect to require that nonconforming signs comply with the provisions of this chapter provided the city offers the owner fair and adequate compensation in accordance with California Business and Professions Code Sections 5492 or 5493. Whenever the City Council decides to abate any nonconforming signs, the City Council may determine a class or category of signs to be abated, or may order all nonconforming signs abated, based upon the recommendation of the Planning Commission.

C. Fair and Just Compensation for Abatement — Notice and Hearing. If the City Council identifies a class or category of signs to be abated, the Director of

Development Services shall notify all owners of those signs of the City Council's determination, and present a determination of the proposed fair and just compensation level for abatement. If the owner of the nonconforming sign believes the proposed compensation for abatement is not fair and reasonable, the owner may request a hearing before a hearing officer. The City Council may designate the hearing officer by resolution. Any request for a hearing must be filed with the City Clerk within thirty (30) days of the date of the letter from the Director of Development Services to the owner. The decision of the hearing officer shall be final and conclusive.

D. Incentive Programs. The City Council may establish a program or programs to create incentives to all owners of signs identified for abatement pursuant to this section or to owners of any category of such signs to bring about conformance with this chapter in lieu of the just compensation provision. Participation in such programs shall be voluntary.

E. General Amortization Period. All nonconforming signs shall have a useful life and legal life of fifteen (15) years, which shall be calculated from the date the Director of Development Services, upon receiving direction from the City Council, mails the owner or user of the sign written notice that the sign is nonconforming. Upon expiration of the amortization period, the sign shall be removed by the owner without compensation. Upon running of the useful and legal life, the Director of Development Services, upon receiving direction from the City Council, will issue written notice to the owner or user of the sign or to the owner of the property on which the nonconforming sign is located, requiring conformance or removal if unable to conform. If, after a reasonably diligent attempt to serve notice, the owner and user have not received notice, the City must either post the notice or publish the notice in a local newspaper customarily used for notice by the City. If the sign remains thereafter, the City may proceed with abatement procedures or other legal methods as permitted by State law, with the costs of removal to be charged against the owner.

Section 9.164.130 Nonconforming signs — redevelopment project area.

A. Amortization. Any nonconforming sign within the redevelopment project area may continue in existence for the period of amortization established in this chapter or for that period determined pursuant to a hearing as set forth herein. Once the amortization period has run, a nonconforming sign shall be illegal if the sign does not thereafter conform to the requirements of this chapter.

B. Presumptive Useful Life. Every nonconforming sign shall have the presumed useful life set forth as follows:

1. Window signs: ten months.

2. Signs utilizing a wooden sign face: one year.

3. Signs utilizing a wooden post: five years.

4. Wall signs made from material other than wood: seven years.

5. Pole signs made from material other than wood: seven years.

6. All other signs: five years.

C. Abatement. Whenever the City Council decides to abate any nonconforming signs, the City Council may determine a class or category of signs to be abated, or may order all nonconforming signs abated, based upon the recommendation of the Planning Commission. If the City Council identifies a class or category of signs to be abated, the Director of Development Services shall provide notice to every owner of a nonconforming sign advising said owner of the determination of nonconformity and the presumed amortization period. The owner shall have thirty (30) days from the date of the notice to request a hearing pursuant to subdivision (D) of this subsection for an individualized determination of the useful life of such sign and the appropriate amortization period. If the owner fails to request a hearing, the presumptive amortization period shall apply after which such sign shall be illegal and subject to abatement by the city.

D. Amortization — Individualized Determination and Hearing. If the owner of the nonconforming sign believes the presumptive amortization period is not fair and reasonable, the owner may request a hearing before a hearing officer. The City Council may designate the hearing officer by resolution. Any request for a hearing to determine the useful life of a nonconforming sign must be filed with the city clerk within thirty (30) days of the date of the letter from the Development Services director to the owner. The decision of the hearing officer shall be final and conclusive.

E. Incentive Programs. The City Council or redevelopment agency may establish a program or programs to create incentives to all owners of nonconforming signs or to owners of any category of nonconforming signs to bring about conformance with this chapter in lieu of the application of amortization to any sign. Participation in such program shall be voluntary.

Section 9.164.140 Removal.

The following on-premises signs may be removed without compensation pursuant to the requirements of State law. The Director of Development Services shall notify the owner of any sign in this section and require that the sign be removed within sixty (60) days of the notice. If signs are not removed the Director of Development Services and the city code enforcement officer(s) are authorized to commence code enforcement

proceedings and removal of the signs in accordance with this chapter, this code, and State law. If the city is required to remove any sign listed in this section, the reasonable cost of such removal shall be assessed against the owner of such sign. The cost of removal shall be established by resolution of the City Council.

A. Illegal signs. Any illegal signs shall be deemed a public nuisance and shall be removed.

B. Abandoned signs. All abandoned signs shall be removed. Costs incurred by the city in removing an abandoned sign or other display shall be borne by or charged to the legal owner of the real property upon which said sign is located.

C. Destruction. Any nonconforming sign that has been more than fifty (50) percent destroyed, and the destruction is other than facial copy, and said structure cannot be repaired within thirty (30) days from the date of its destruction shall be removed.

D. Remodeling or Construction Projects. In the event a nonconforming sign is located on a site where an owner or tenant remodels, expands, or enlarges the building or land use upon which the nonconforming sign is located, and the cost of the remodeling, expansion, or enlargement exceeds fifty (50) percent of the estimated cost of reconstruction of the building, or where the remodeling, expansion, or enlargement increases the total square footage of the building by fifty (50) percent or more, any nonconforming signs on the site shall be removed in conjunction with the project.

E. Relocation of Signs. The relocation of any nonconforming sign shall cause the relocated sign to be required to conform to the provisions of this chapter.

F. Agreement. An agreement between the owner of a nonconforming sign and the city for its removal as of any given date shall require the owner to remove such sign in accordance with the provisions of said agreement.

G. Dangerous Signs. Any signs which are or may become a danger to the public or are unsafe, or which constitute a traffic hazard not created by relocation of streets or highways or by acts of the city shall be removed.

H. Signs in the Public Right-of-Way. Illegal or abandoned signs posted in the public right-of-way or upon public property may be removed by the Director of Development Services and/or the city's code enforcement officer(s) without first complying with the requirements of this chapter. Said signs shall be retained at City Hall for a period of not less than three working days. Thereafter, any unclaimed signs may be discarded.

Section 9.164.150 Miscellaneous.

A. Maintenance. All signs shall be maintained in good repair and functioning properly. Signs shall be free from all defects but not limited to cracking, peeling and rusting. Signs that are not properly maintained shall be deemed a public nuisance and may be abated pursuant to the provisions of this chapter and this code.

B. Appeal. Appeal of any decision made by the Director of Development Services or the city code enforcement officer(s) may be made to the Planning Commission and City Council in accordance with Section 2.04.100 et seq. of this code.

C. Penalty for Violation. It is unlawful and a misdemeanor, subject to punishment, in accordance with Section 1.01.200 et seq. of this code, for any person to violate any provisions of this chapter.

(Adopted on June 1, 2010; Ordinance No. _____)